COUNTY OF ORANGE

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Bryan Speegle, Director
300 N. Flower Street
Santa Ana, CA

P.O. Box 4048
Santa Ana, CA 92702-4048

Telephone: (714) 834-2300
Fax: (714) 834-5188

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DATE: July 22, 2004

TO: File/Applicant

FROM: Planning & Development Services Function

SUBJECT: Site Development Permit PA03-0092 for Phil Jackson

LOCATION: 28810 and 28822 Modjeska Canyon Road

PROJECT DESCRIPTION:

This as an administrative site development permit per Zoning Code sections 7-9-113 and 7-9-150.

The applicant seeks approval to construct two single-family dwellings on two legal non-conforming building sites (one dwelling on each building site), both zoned A1 (FP-2) and in the Silverado-Modjeska Specific Plan area.

One building site is 18,000 sq. ft. and the other is 7,000 sq. ft. On the smaller site, a 35 ft., 2,600 sq. ft. main dwelling is proposed with 5 ft. side setbacks. The applicant may apply for a lot line adjustment to make the smaller lot wider and, thus the larger lot less wide. The purpose would be to allow the dwelling on the smaller building site to have a greater side setback by shifting the location of the proposed dwelling to the west. This approval accommodates that possibility.

The project has been reviewed by appropriate County staff and it has been determined that the project, as conditioned, is in compliance with all zoning regulations, including the Floodplain District Regulations. The project is also in conformance with the policies of the Silverado-Modjeska Specific Plan.

CEQA COMPLIANCE:

The project is categorically exempt from the requirements of CEQA.

CERTIFICATION & APPROVAL:

I hereby certify that the subject application is in compliance with all applicable planning policies and zoning regulations. The project is approved subject to the attached findings and conditions.

Bryan G. Speegle, Director

By: _____
Frank McGill, Senior Planner
Current & Advance Planning Services

ATTACHMENTS:

Appendix A – Findings
Appendix B – Conditions of Approval